

**Certificate of Notice Page 1 of 3**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Ajay Kumar Bhan  
Debtor

Case No. 18-12606-amc  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Antoinett  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Oct 16, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 18, 2018.

db +Ajay Kumar Bhan, 112 Ford Drive, Lincoln University, PA 19352-9026

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 18, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 16, 2018 at the address(es) listed below:

ANN E. SWARTZ on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-OA9 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA9 ecfmail@mwc-law.com, ecfmail@ecf.courtdrive.com  
HARRY B. REESE on behalf of Creditor WELLS FARGO BANK, N.A. harry.reese@pkallc.com, chris.amann@pkallc.com;nick.bracey@pkallc.com;jill@pkallc.com;samantha.gonzalez@pkallc.com;mary.raynor-paul@pkallc.com;amanda.rauer@pkallc.com  
JEROME B. BLANK on behalf of Creditor WELLS FARGO BANK, N.A. paeb@fedphe.com  
JILL MANUEL-COUGHLIN on behalf of Creditor WELLS FARGO BANK, N.A. jill@pkallc.com, chris.amann@pkallc.com;nick.bracey@pkallc.com;samantha.gonzalez@pkallc.com;harry.reese@pkallc.com;mary.raynor-paul@pkallc.com;amanda.rauer@pkallc.com  
JODI L. HAUSE on behalf of Creditor THE BANK OF NEW YORK MELLON ET. AL. jodi.hause@phelanhallinan.com, paeb@fedphe.com  
KEVIN G. MCDONALD on behalf of Creditor Toyota Motor Credit Corporation bkgroup@kmlawgroup.com  
KEVIN G. MCDONALD on behalf of Creditor THE BANK OF NEW YORK MELLON ET. AL. bkgroup@kmlawgroup.com  
ROBERT J. LOHR, II on behalf of Debtor Ajay Kumar Bhan bob@lohrandassociates.com, leslie@lohrandassociates.com;r59687@notify.bestcase.com;cyndy@lohrandassociates.com  
THOMAS YOUNG.HAE SONG on behalf of Creditor WELLS FARGO BANK, N.A. paeb@fedphe.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
WILLIAM C. MILLER, Esq. on behalf of Trustee WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com  
WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 12

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Ajay Kumar Bhan <div style="text-align: right;">Debtor</div>	Case No. 18-12606 AMC
<hr/> WELLS FARGO BANK, N.A. <div style="text-align: right;">Movant</div>	Chapter 13
<div style="text-align: center;">v.</div> Ajay Kumar Bhan Cindy Bhan (CoDebtor) and William C. Miller, Esquire <div style="text-align: right;">Respondents</div>	

**ORDER**

AND NOW, this 16<sup>th</sup> day of October, 2018, it is hereby ORDERED that the automatic stay of 11 U.S.C. §362(a) and the co-debtor stay of 11 U.S.C. §1301 are hereby modified to permit, WELLS FARGO BANK, N.A. and/or its successors and assigns to obtain all other Relief available under the Non-Bankruptcy law and its loan documents.

Upon the order being granted and entered, Movant shall have the continuing authority to contact the Debtor directly to determine intent regarding the property located at 150 Shinnecock Hill, Avondale, PA 19311 and/or to verify vacancy of the home.

It is further ORDERED, that relief granted by this order shall survive the conversion of this bankruptcy case to a case under any other Chapter of the Bankruptcy Code.

It is further ORDERED, that Bankruptcy Rule 4001(a)(3) is not applicable and Movant is allowed to immediately proceed with foreclosure and all other relief available under the Non-Bankruptcy law.

It is further ORDERED, that Movant is no longer required to send and/or file the Notice required by Federal Rule of Bankruptcy Procedure 3002.1.



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United States Bankruptcy Judge

Interested Parties:

Ajay Kumar Bhan  
112 Ford Drive  
Lincoln University, PA 19352

Cindy Bhan (CoDebtor)  
150 Shinnecock Hill  
Avondale, PA 19311

Robert J. Lohr, II, Esquire  
Lohr and Associates, Ltd.  
1246 West Chester Pike, Suite 312  
West Chester, PA 19382  
Attorney for Debtor

William C. Miller, Esquire  
P.O. Box 1229  
Philadelphia, PA 19105  
Trustee

Jill Manuel-Coughlin, Esquire  
8 Neshaminy Interplex., Suite 215  
Trevose, PA 19053  
Attorney for Movant